



Amazing Raised Ground Floor - Montagu Square, Marylebone W1H

Guide Price £1,600,000, Leasehold - Share of Freehold

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Description

Napier Watt are excited to offer this stunning two bed, two bathroom apartment situated on the raised ground floor of an imposing Georgian Town House located within the prestigious Montagu Square.

The property offers two double bedrooms, a large master bedroom with fitted wardrobes and an en-suite bathroom. Doors open out onto a private balcony which looks out onto a private, quiet mews. The second bedroom is a good size and could be used as a fully functioning bedroom or a study. The large elegant reception offers high ceilings and a beautiful bay window making the room exceptionally bright. The property further benefits from a fully fitted modern kitchen and a well proportioned family bathroom. Access to the private gardens within the square.

Key Features

- HIGH CEILINGS
- VIEWS OVER GARDEN SQUARE
- SHARE OF FREEHOLD
- BALCONY TO REAR
- PERIOD FEATURES
- RAISED GROUND FLOOR
- ELEGANT STYLE
- LOW OUT GOINGS

Terms

Share Of Freehold with leasehold of 999 years from 7 February 2012 ie 985 years
 Service Charge : We are informed that the service charge is £2,400 pa
 Council Tax Band : Westminster Band G
 EPC C

Montagu Square, W1

Approximate Gross Internal Floor Area : 967 sq ft / 89.8 sq m (Excluding Restricted Height Area)
 Approximate Gross Internal Floor Area : 984 sq ft / 91.4 sq m (Including Restricted Height Area)

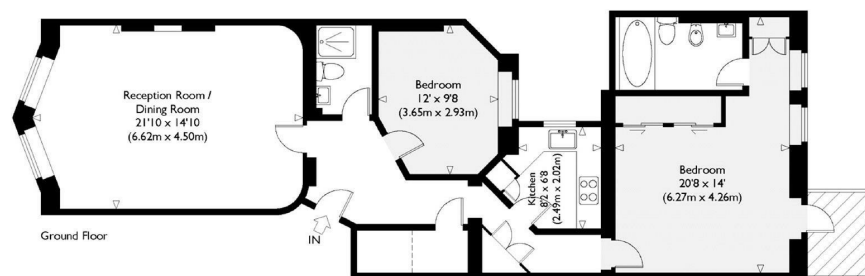


Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.